

# UNOFFICIAL COPY



Doc#: 1022418083 Fee: \$166.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/12/2010 04:00 PM Pg: 1 of 29

**NINETEENTH AMENDMENT  
TO DECLARATION OF  
CONDOMINIUM OWNERSHIP  
AND OF EASEMENTS,  
RESTRICTIONS AND  
COVENANTS FOR MICHIGAN  
AVENUE TOWER II  
CONDOMINIUM**

4391159 AM  
This Nineteenth Amendment  
("Nineteenth Amendment") to  
Declaration of Condominium  
Ownership and of Easements,  
Restrictions and Covenants for  
Michigan Avenue Tower II  
Condominium, made and entered into  
this 30<sup>th</sup> day of July, 2010, by 1400  
South Michigan, LLC, an Illinois  
limited liability company, (Declarant  
as defined in the Declaration);

WITNESSETH:

WHEREAS, by a Declaration of Condominium Ownership and of Easements, Restrictions and Covenants (the "Declaration") recorded in the Recorder's Office of Cook County, Illinois, on August 21, 2008 as Document No. 0823418029, by a First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants recorded in the Recorder's Office of Cook County, Illinois, on September 5, 2008 as Document No. 0824918073, by a Second Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants recorded in the Recorder's Office of Cook County, Illinois, on September 23, 2008 as Document No. 0826703070, by a Third Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants recorded in the Recorder's Office of Cook County, Illinois, on October 16, 2008 as Document No. 0829045095, by a Fourth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants recorded in the Recorder's Office of Cook County, Illinois, on November 12, 2008 as Document No. 0831745098, by a Fifth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants recorded in the Recorder's Office of Cook County, Illinois, on November 20, 2008 as Document No. 0832545125, by a Sixth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants recorded in the Recorder's Office of Cook County, Illinois, December 12, 2008 as Document No. 0834718065, and by a Seventh Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants recorded in the Recorder's Office of Cook County, Illinois, December 30, 2008 as Document No. 0836545143, and by an Eighth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants recorded in the Recorder's Office of Cook

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County, Illinois February 20, 2009 as Document 0903329023, and by a Ninth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants recorded in the Recorder's Office of Cook County, Illinois on May 27, 2009 as Document 0914718071, by a Tenth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants recorded in the Recorder's Office of Cook County, Illinois on July 8, 2009 as Document 0918918075, and by a Eleventh Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants recorded in the Recorder's Office of Cook County, Illinois on July 31, 2009 as Document 0921210019 and by a Twelfth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants recorded in the Recorder's Office of Cook County, Illinois on October 9, 2009 as Document 0928218099 and by a Thirteenth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants recorded in the Recorder's Office of Cook County, Illinois on December 8, 2009 as Document 0934218078 and by a Fourteenth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants recorded in the Recorder's Office of Cook County, Illinois on December 28, 2009 as Document 0936203056, and by a Fifteenth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants recorded in the Recorder's Office of Cook County, Illinois on January 22, 2010 as Document 1002231097, and by a Sixteenth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants recorded in the Recorder's Office of Cook County, Illinois on March 4, 2010 as Document 1006316056, and by a Seventeenth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants recorded in the Recorder's Office of Cook County, Illinois on April 9, 2010 as Document 1009916100, and by an Eighteenth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants recorded in the Recorder's Office of Cook County, Illinois on June 10, 2010 as Document 1016131123 the Declarant submitted certain real estate to the provisions of the Illinois Condominium Property Act (the "Act");

WHEREAS, the Declaration reserves to the Declarant (as defined in the Declaration), and its successors and assigns, the right to annex and add to the Condominium Property (as defined in the Declaration) and thereby add to the Condominium created by the Declaration all or any portion of the Future Development Parcel (as defined in the Declaration); and

WHEREAS, the Declarant now desires to so annex and add to said Condominium Property and submit to the provisions of the Act and the Declaration certain real estate (the "Additional Property"), described in Exhibit A-4 attached hereto, which Additional Property is a portion of the Future Development Parcel (as defined in the Declaration);

NOW, THEREFORE, the Declarant does hereby amend the Declaration as follows:

1. The Additional Property described in Exhibit A-4 attached hereto is hereby annexed to the Condominium Property (as defined in the Declaration) and is hereby submitted to the provisions of the Act as a part of the Condominium in accordance with, and deemed to be governed in all respects by, the terms and provisions of the Declaration.
2. Exhibit A-1 of the Eighteenth Amendment is hereby amended by deleting said Exhibit

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A-1 and substituting therefor Exhibit A-1 attached hereto.

3. Exhibit A-3 of the Eighteenth Amendment is hereby amended by deleting said Exhibit A-3 and substituting therefor Exhibit A-3 attached hereto.

4. Exhibit B of the Eighteenth Amendment is hereby amended by deleting said page 8, and page 10 and substituting therefor said page 8 and page 10 attached hereto.

5. Exhibit C of the Eighteenth Amendment is hereby amended by deleting said Exhibit C and substituting therefor Exhibit C attached hereto.

6. The additional Common Elements annexed by this instrument are hereby granted and conveyed to the grantees of all Units, including the grantees of Units heretofore conveyed, all as set forth in the Declaration.

7. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

PERMANENT INDEX NUMBER: 17-22-107-064-0000 (Underlying)

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IN WITNESS WHEREOF, the Declarant has executed this Nineteenth Amendment this 30<sup>th</sup> day of July, 2010.

DECLARANT:

1400 South Michigan, LLC,  
an Illinois limited liability company

By: 1400 South Michigan Member, LLC  
Its: Sole Member

By: Russland Capital Development Group, Inc.  
Its: Manager

By: *[Signature]*  
Its: *Secretary*

Prepared by and Mail to:  
Daniel R. Bronson  
Bronson & Kahn LLC  
150 North Wacker Drive, Suite 1400  
Chicago, Illinois 60606  
312-553-1700

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## EXHIBIT A-1

### LEGAL DESCRIPTION OF ALL CONDOMINIUM PROPERTY

#### LEGAL DESCRIPTION OF ALL CONDOMINIUM PROPERTY

UNIT NUMBERS 400, 402, 407, 505, 507, 509, 600, 602, 605, 607, 609, 701, 702, 704, 705, 707, 708, 709, 710, 711, 801, 802, 804, 805, 806, 807, 808, 810, 811, 812, 901, 904, 905, 909, 910, 911, 912, 1001, 1002, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1101, 1102, 1104, 1105, 1106, 1108, 1109, 1110, 1112, 1201, 1202, 1204, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1401, 1402, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1501, 1504, 1505, 1507, 1508, 1510, 1511, 1512, 1602, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1701, 1702, 1704, 1705, 1706, 1708, 1709, 1710, 1801, 1802, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, P-202, P-204, P-205, P-206, P-207, P-208, P-209, P-210, P-211, P-212, P-213, P-214, P-215, P-216, P-217, P-218, P-220, P-222, P-223, P-225, P-226, P-228, P-229, P-230, P-231, P-233, P-237, P-238, P-245, P-248, P-301, P-302, P-306, P-307, P-308, P-309, P-310, P-311, P-312, P-313, P-314, P-316, P-319, P-322, P-324, P-325, P-326, P-329, P-338, P-339, P-341, P-346, P-348, P-350, P-352, P-362, P-401, P-404, P-406, P-408, P-409, P-410, P-411, P-412, P-413, P-419, P-422, P-423, P-424, P-430, P-432, P-434, P-436, P-449, P-452, P-502, P-503, P-504, P-505, P-506, P-507, P-508, P-509, P-520, P-522, P-530, P-531, P-532, P-547, P-548, P-549, P-550, P-551, P-602, P-603, P-604, P-605, P-606, P-607, P-609, P-628, P-631, P-632, P-640, P-647, P-648, P-649, P-650, P-652, 401, 403, 501, 503, 601, 603, 803, 903, 906, 908, 1003, 1103, 1203, 1403, 1503, 1506, 1509, 1603, 1904, 1905, 1906, 1909, 1910, 1911, 2001, 2002, 2004, 2005, 2007, 2009, 2010, 2101, 2102, 2104, 2105, 2107, 2109, 2110, 2111, 2201, 2202, 2204, 2205, 2209, 2210, 2211, P-201, P-219, P-221, P-232, P-235, P-240, P-246, P-247, P-251, P-303, P-304, P-305, P-315, P-317, P-318, P-321, P-323, P-328, P-351, P-353, P-354, P-355, P-356, P-357, P-405, P-407, P-429, P-431, P-437, P-440, P-445, P-448, P-501, P-512, P-514, P-516, P-519, P-521, P-529, P-545, P-552, P-608, P-610, P-645, P-646, 405, 500, 712, 1303, 1502, 2206, 2207, 2301, 2302, 2304, 2305, 2307, 2309, 2310, P-241, P-244, P-342, P-345, P-347, P-402, P-414, P-415, P-417, P-510, P-511, P-513, P-540, P-543, P-544, P-626, 1601, 1703, 1712, 1803, 1903, 2003, 2103, 2203, 2401, 2402, 2403, 2404, 2405, 2407, 2409, 2501, 2504, 2505, 2508, 2509, 2511, P-203, P-236, P-237, P-249, P-252, P-254, P-255, P-320, P-330, P-333, P-334, P-360, P-416, P-418, P-420, P-421, P-442, P-447, P-450, P-523, P-546, P-611, 2303, 2803, P-258, P-259, P-359, P-441, P-627, 2410, 2503, 2601, 2602, 2603, 2604, 2606, 2707, 2801, P-256, P-257, P-335, P-366, P-367, P-425, P-451, P-525, P-526, P-527, P-528, P-533, P-538, 1902, 2605, P-227, P-426, 1901, 2804, P-224, P-242, P-243, P-651, P-250, P-253, P-349, P-363, P-439, P-638, 1908, 703, 809, 1107, 1812, 1907, 1912, 2006, 2008, 2106, 2108, 2208, 2212, 2306, 2308, 2311, 2312, 2506, 2507, 2510, 2512, 2607, 2608, 2703, 2705, 2706, 2802, P-331, P-344, P-427, P-435, P-443, P-446, 2011, P-536, P-537, P-639, 409, 907, P-343, P-617, 502, 1301, P-364, P-365, 1111, P-327, P-428, P-438 and P-612 IN MICHIGAN AVENUE TOWER II CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 22 THROUGH 28 LYING BELOW AN ELEVATION OF 306.93 FEET (CITY OF CHICAGO DATUM), EXCEPT UNITS 902, 1707, 1711, 2701, 2708, P-332, P-336,

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P-337, P-340, P-358, P-361, P-403, P-433, P-444, P-515, P-517, P-518, P-524, P-534, P-535, P-539, P-541, P-542, P-601, P-613, P-614, P-615, P-616, P-618, P-619, P-620, P-621, P-622, P-623, P-624, P-625, P-629, P-630, P-633, P-634, P-635, P-636, P-637, P-641, P-642, P-643, P-644, AND

EXCEPT COMMERCIAL PARCELS A, B, C; UTILITY CORRIDOR PARCELS D, E, F, G, H; AND ROOF PARCELS I AND J, DESCRIBED AS FOLLOWS:

**COMMERCIAL PARCEL A** (NOT INCLUDED IN CONDOMINIUM) THAT PART OF LOTS 22 THROUGH 28, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 28; THENCE S 00° 15' 20" W, ALONG THE EAST LINE OF LOTS 22 THROUGH 28, A DISTANCE OF 38.22 FEET, THENCE N 89°42'52" W, A DISTANCE OF 21.51 FEET, THENCE N 00°17'08" E, A DISTANCE OF 4.01 FEET, THENCE N 89°42'52" W, A DISTANCE OF 39.75 FEET, THENCE N 00°17'08" E, A DISTANCE OF 19.14 FEET, THENCE S 89°42'52" E, A DISTANCE OF 6.56 FEET, THENCE N 00°17'08" E, A DISTANCE OF 5.95 FEET, THENCE S 89°44'56" E, A DISTANCE OF 2.65 FEET, THENCE N 00°15'04" E, A DISTANCE OF 2.19 FEET, THENCE S 89°44'56" E, A DISTANCE OF 0.47 FEET, THENCE N 00°15'04" E, A DISTANCE OF 6.56 FEET TO THE NORTH LINE OF LOT 28, THENCE N 89°53'02" E, ALONG THE NORTH LINE OF LOT 28, A DISTANCE OF 51.57 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 14.28 FEET (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 39.85 FEET (EXCEPT THAT PART OF THE WEST 7.45 FEET LYING ABOVE AN ELEVATION OF 30.19 FEET), ALL IN BLOCK 16 IN HERRINGTON'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**COMMERCIAL PARCEL B** (NOT INCLUDED IN CONDOMINIUM) THOSE PARTS OF LOTS 22 THROUGH 28, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 28; THENCE S 00° 15' 20" W, ALONG THE EAST LINE OF LOTS 22 THROUGH 28, A DISTANCE OF 66.29 TO THE POINT OF BEGINNING, THENCE CONTINUING S 00°15'20" W, ALONG THE EAST LINE OF LOTS 22 THROUGH 28, A DISTANCE OF 107.60 FEET, THENCE N 89°46'23" W, A DISTANCE OF 66.77 FEET; THENCE N 00°17'08" E, A DISTANCE OF 17.53 FEET; THENCE S 89°42'52" E, A DISTANCE OF 4.10 FEET; THENCE N 00°17'08" E, A DISTANCE OF 34.19 FEET; THENCE S 89°42'52" E, A DISTANCE OF 2.05 FEET; THENCE N 00°17'08" E, A DISTANCE OF 7.20 FEET; THENCE N 89°42'52" W, A DISTANCE OF 5.58 FEET; THENCE N 00°17'08" E, A DISTANCE OF 40.82 FEET; THENCE S 89°42'52" E, A DISTANCE OF 17.01 FEET; THENCE S 00°17'08" W, A DISTANCE OF 0.75 FEET; THENCE S 89°42'52" E, A DISTANCE OF 5.34 FEET; THENCE N 00°17'08" E, A DISTANCE OF 0.62 FEET; THENCE S 89°42'52" E, A DISTANCE OF 0.67 FEET; THENCE N 00°17'08" E, A DISTANCE OF 4.02 FEET; THENCE S 89°42'52" E, A DISTANCE OF 10.73 FEET; THENCE S 00°17'08" W, A DISTANCE OF 0.62 FEET; THENCE S 89°42'52" E, A DISTANCE OF 7.38 FEET; THENCE N 00°17'08" E, A DISTANCE OF 0.68 FEET; THENCE S 89°42'52" E, A DISTANCE OF 3.36 FEET; THENCE N 00°17'08" E, A DISTANCE OF 3.98 FEET; THENCE S 89°42'52" E, A DISTANCE OF 21.45 FEET TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 14.28 FEET (CITY OF CHICAGO DATUM) AND

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BELOW AND ELEVATION OF 30.93 FEET, ALSO COMMENCING AT THE NORTHEAST CORNER OF LOT 28; THENCE S 00° 15' 20" W, ALONG THE EAST LINE OF LOTS 22 THROUGH 28, A DISTANCE OF 173.89 TO THE POINT OF BEGINNING, THENCE N 89°46'23" W, A DISTANCE OF 25.27 FEET, THENCE N 0°17'08" E, A DISTANCE OF 14.25 FEET, THENCE S 89°42'52" E, A DISTANCE OF 25.26 FEET TO THE EAST LINE OF LOTS 22 THROUGH 28; THENCE S 00° 15' 20" W, ALONG THE EAST LINE OF SAID LOTS, A DISTANCE OF 14.22 FEET TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 30.93 AND BELOW AN ELEVATION OF 39.90 FEET; IN BLOCK 16 IN HERRINGTON'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**COMMERCIAL PARCEL C** (NOT INCLUDED IN CONDOMINIUM) THAT PART OF LOTS 22 THROUGH 28 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 28, THENCE S 00° 15' 20" W, ALONG THE EAST LINE OF LOTS 22 THROUGH 28, A DISTANCE OF 173.89 FEET; THENCE N 89°46'23" W, A DISTANCE OF 66.77 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING N 89°46'23" W, A DISTANCE OF 77.55 FEET; THENCE N 00°16'14" E, A DISTANCE OF 18.15 FEET; THENCE N 89°43'46" W, A DISTANCE OF 27.13 FEET TO THE WEST LINE OF LOTS 22 THROUGH 28; THENCE N 00°15'20" E ALONG THE WEST LINE OF LOTS 22 THROUGH 28, A DISTANCE OF 83.15 FEET; THENCE S 89°42'52" E, A DISTANCE OF 31.11 FEET; THENCE N 0° 17' 08 " E, A DISTANCE OF 3.35 FEET; THENCE N 89° 42' 52" W, A DISTANCE OF 1.37 FEET; THENCE N 0° 07' 04" W, A DISTANCE OF 16.56 FEET; THENCE S 89° 42' 52" E, A DISTANCE OF 9.99 FEET; THENCE S 0° 17' 08" W, A DISTANCE OF 19.91 FEET; THENCE S 89° 42' 52" E A DISTANCE OF 3.95 FEET; THENCE S 00°17'08" W, A DISTANCE OF 1.49 FEET; THENCE S 89°42'52" E, A DISTANCE OF 3.79 FEET; THENCE S 00°17'08" W, A DISTANCE OF 41.64 FEET; THENCE S 89°42'52" E, A DISTANCE OF 22.38 FEET; THENCE N 00°17'08" E, A DISTANCE OF 15.40 FEET; THENCE S 89°42'52" E, A DISTANCE OF 1.02 FEET; THENCE N 00°17'08" E, A DISTANCE OF 3.37 FEET; THENCE N 89°42'52" W, A DISTANCE OF 1.02 FEET; THENCE N 00°17'08" E, A DISTANCE OF 22.88 FEET; THENCE S 89°42'52" E, A DISTANCE OF 35.75 FEET; THENCE S 00°17'08" W, A DISTANCE OF 40.82 FEET; THENCE S 89°42'52" E, A DISTANCE OF 5.58 FEET; THENCE S 00°17'08" W, A DISTANCE OF 7.20 FEET; THENCE N 89°42'52" W, A DISTANCE OF 2.05 FEET; THENCE S 00°17'08" W, A DISTANCE OF 34.19 FEET; THENCE N 89°42'52" W, A DISTANCE OF 4.30 FEET; THENCE S 00°17'08" W, A DISTANCE OF 17.53 FEET TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 14.28 FEET (CITY OF CHICAGO DATUM) AND BELOW AN UPPER AIR RIGHTS ELEVATION OF 24.90 FEET; IN BLOCK 16 IN HERRINGTON'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**UTILITY CORRIDOR PARCEL D** (NOT INCLUDED IN CONDOMINIUM) THOSE PARTS OF LOTS 22 THROUGH 28 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 28; THENCE S 00° 15' 20" W, ALONG THE EAST LINE OF



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LOTS 22 THROUGH 28, A DISTANCE OF 56.28 FEET, THENCE N 89°42'52" W, A DISTANCE OF 99.94 FEET TO THE POINT OF BEGINNING; THENCE S 00°17'08" W, A DISTANCE OF 18.42 FEET; THENCE N 89°42'52" W, A DISTANCE OF 22.74 FEET; THENCE S 00°17'08" W, A DISTANCE OF 13.81 FEET; THENCE N 89°42'52" W, A DISTANCE OF 48.74 FEET TO THE WEST LINE OF SAID LOTS 22 THROUGH 28; THENCE N 00°15'20" E, ALONG THE WEST LINE OF SAID LOTS 22 THROUGH 28, A DISTANCE OF 87.31 FEET TO THE NORTHWEST CORNER OF LOT 28; THENCE N 89°53'02" E, ALONG THE NORTH LINE OF LOT 28, A DISTANCE OF 28.15 FEET; THENCE S 00°06'58" E, A DISTANCE OF 55.57 FEET; THENCE S 89°42'52" E, A DISTANCE OF 42.99 FEET TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 2.97 FEET (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 14.28 FEET; IN BLOCK 16 IN HERRINGTON'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**UTILITY CORRIDOR PARCEL E** (NOT INCLUDED IN CONDOMINIUM) THAT PART OF LOTS 22 THROUGH 28 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 28; THENCE S 00° 15' 20" W, ALONG THE EAST LINE OF LOTS 22 THROUGH 28, A DISTANCE OF 56.28 FEET; THENCE N 89° 42' 52" W, A DISTANCE OF 79.68 FEET TO THE POINT OF BEGINNING; THENCE S 00°17'08" W, A DISTANCE OF 17.09 FEET; THENCE N 89°42'52" W, A DISTANCE OF 20.26 FEET; THENCE N 00°17'08" E, A DISTANCE OF 17.09 FEET; THENCE S 89°42'52" E, A DISTANCE OF 20.26 FEET TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 2.97 FEET (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 14.28 FEET; IN BLOCK 16 IN HERRINGTON'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**UTILITY CORRIDOR PARCEL F** (NOT INCLUDED IN CONDOMINIUM) THAT PART OF LOTS 22 THROUGH 28 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 28; THENCE S 00° 15' 20" W, ALONG THE EAST LINE OF LOTS 22 THROUGH 28, A DISTANCE OF 88.51 FEET; THENCE N 89° 42' 52" W, A DISTANCE OF 49.39 FEET TO THE POINT OF BEGINNING; THENCE N 89°42'52" W, A DISTANCE OF 73.31 FEET; THENCE N 00°17'08" E, A DISTANCE OF 13.81 FEET; THENCE S 89°42'52" E, A DISTANCE OF 12.98 FEET; THENCE S 00°17'08" W, A DISTANCE OF 5.52 FEET; THENCE S 89°42'52" E, A DISTANCE OF 19.92 FEET; THENCE N 00°17'08" E, A DISTANCE OF 6.85 FEET; THENCE S 89°42'52" E, A DISTANCE OF 3.00 FEET; THENCE S 00°17'08" W, A DISTANCE OF 10.64 FEET; THENCE S 89°42'52" E, A DISTANCE OF 4.50 FEET; THENCE N 00°17'08" E, A DISTANCE OF 10.64 FEET; THENCE S 89°42'52" E, A DISTANCE OF 2.40 FEET; THENCE S 00°17'08" W, A DISTANCE OF 12.14 FEET; THENCE S 89°42'52" E, A DISTANCE OF 29.40 FEET; THENCE N 00°17'08" E, A DISTANCE OF 18.41 FEET; THENCE S 89°42'52" E, A DISTANCE OF 1.11 FEET; THENCE S 00°17'08" W, A DISTANCE OF 21.41 FEET TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 11.57 FEET (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 13.02 FEET; IN BLOCK 16 IN HERRINGTON'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL

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QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**UTILITY CORRIDOR PARCEL G** (NOT INCLUDED IN CONDOMINIUM) THAT PART OF LOTS 22 THROUGH 28 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 28; THENCE S 00° 15' 20" W, ALONG THE EAST LINE OF LOTS 22 THROUGH 28, A DISTANCE OF 61.28 FEET; THENCE N 89° 42' 52" W, A DISTANCE OF 93.88 FEET TO THE POINT OF BEGINNING; THENCE S 00°17'08" W, A DISTANCE OF 10.14 FEET; THENCE N 89°42'52" W, A DISTANCE OF 5.94 FEET; THENCE N 00°17'08" E, A DISTANCE OF 10.14 FEET; THENCE S 89°42'52" E, A DISTANCE OF 5.94 FEET TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 14.28 FEET (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 30.93 FEET; IN BLOCK 16 IN HERRINGTON'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**UTILITY CORRIDOR PARCEL H** (NOT INCLUDED IN CONDOMINIUM) THAT PART OF LOTS 22 THROUGH 28 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 28; THENCE S 00° 15' 20" W, ALONG THE EAST LINE OF LOTS 22 THROUGH 28, A DISTANCE OF 61.70 FEET; THENCE N 89° 42' 52" W, A DISTANCE OF 92.15 FEET TO THE POINT OF BEGINNING; THENCE S 0° 17' 08" W, A DISTANCE OF 10.73 FEET; THENCE N 89° 42' 52" W, A DISTANCE OF 7.66 FEET; THENCE N 0° 17' 08" E, A DISTANCE OF 11.83 FEET; THENCE S 89° 42' 52" E, A DISTANCE OF 3.13 FEET; THENCE S 0° 17' 08" W, A DISTANCE OF 1.10 FEET; THENCE S 89° 42' 52" E, A DISTANCE OF 4.54 FEET TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 30.93 FEET (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 309.50 FEET, ALL IN BLOCK 16 IN HERRINGTON'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**ROOF PARCEL I** (NOT INCLUDED IN CONDOMINIUM) THAT PART OF LOTS 22 THROUGH 28 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF LOT 28; THENCE S 00° 15' 20" W, ALONG THE EAST LINE OF LOTS 22 THROUGH 28, A DISTANCE OF 8.48 FEET; THENCE N 89°42'52" W, A DISTANCE OF 28.91 FEET TO THE POINT OF BEGINNING; THENCE S 00°17'08" W, A DISTANCE OF 4.16 FEET; THENCE S 89°42'52" E, A DISTANCE OF 0.52 FEET; THENCE S 00°17'08" W, A DISTANCE OF 15.33 FEET; THENCE S 89°42'52" E, A DISTANCE OF 7.16 FEET; THENCE S 00°17'08" W, A DISTANCE OF 10.27 FEET; THENCE N 89°42'52" W, A DISTANCE OF 115.90 FEET; THENCE N 00°17'08" E, A DISTANCE OF 10.52 FEET; THENCE S 89°42'52" E, A DISTANCE OF 5.10 FEET; THENCE N 00°17'08" E, A DISTANCE OF 15.14 FEET; THENCE S 89°42'52" E, A DISTANCE OF 7.08 FEET; THENCE N 00°17'08" E, A DISTANCE OF 4.10 FEET; THENCE S 89°42'52" E, A DISTANCE OF 24.92 FEET; THENCE S 00°17'08" W, A DISTANCE OF 4.67 FEET; THENCE S 89°42'52" E, A DISTANCE OF 10.60 FEET; THENCE N 00°17'08" E, A DISTANCE OF 4.67 FEET; THENCE S 89°42'52" E, A DISTANCE OF 24.95 FEET; THENCE S

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00°17'08" W, A DISTANCE OF 4.70 FEET; THENCE S 89°42'52" E, A DISTANCE OF 10.66 FEET; THENCE N 00°17'08" E, A DISTANCE OF 4.70 FEET; THENCE S 89°42'52" E, A DISTANCE OF 24.91 FEET TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 309.50 FEET (CITY OF CHICAGO DATUM); IN BLOCK 16 IN HERRINGTON'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**ROOF PARCEL J** (NOT INCLUDED IN CONDOMINIUM) THAT PART OF LOTS 22 THROUGH 28 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 28, THENCE S 00° 15' 20" W, ALONG THE EAST LINE OF LOTS 22 THROUGH 28, A DISTANCE OF 66.38 FEET; THENCE N 89°42'52" W, A DISTANCE OF 21.26 FEET TO THE POINT OF BEGINNING; THENCE S 00°17'08" W, A DISTANCE OF 10.14 FEET; THENCE N 89°42'52" W, A DISTANCE OF 7.01 FEET; THENCE S 00°17'08" W, A DISTANCE OF 15.48 FEET; THENCE N 89°42'52" W, A DISTANCE OF 0.54 FEET; THENCE S 00°17'08" W, A DISTANCE OF 4.19 FEET; THENCE N 89°42'52" W, A DISTANCE OF 24.97 FEET; THENCE N 00°17'08" E, A DISTANCE OF 4.84 FEET; THENCE N 89°42'52" W, A DISTANCE OF 10.70 FEET; THENCE S 00°17'08" W, A DISTANCE OF 4.84 FEET; THENCE N 89°42'52" W, A DISTANCE OF 25.01 FEET; THENCE N 00°17'08" E, A DISTANCE OF 4.84 FEET; THENCE N 89°42'52" W, A DISTANCE OF 10.56 FEET; THENCE S 00°17'08" W, A DISTANCE OF 4.84 FEET; THENCE N 89°42'52" W, A DISTANCE OF 24.99 FEET; THENCE N 00°17'08" E, A DISTANCE OF 4.17 FEET; THENCE N 89°42'52" W, A DISTANCE OF 7.00 FEET; THENCE N 00°17'08" E, A DISTANCE OF 15.19 FEET; THENCE N 89°42'52" W, A DISTANCE OF 5.23 FEET; THENCE N 00°17'08" E, A DISTANCE OF 10.45 FEET; THENCE S 89°42'52" E, A DISTANCE OF 116.01 TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 309.50 FEET (CITY OF CHICAGO DATUM); IN BLOCK 16 IN HERRINGTON'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0823418029 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: \*17-22-107-064-0000 (underlying)

\*Affects both Condominium Property  
and Non-Condominium Property.

COMMON ADDRESS: 1400 South Michigan Avenue, Chicago, Illinois

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## EXHIBIT A-3

### LEGAL DESCRIPTION OF FUTURE ADD-ON PARCEL

ALL THE LAND PROPERTY AND SPACE LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 306.93 FEET (CITY OF CHICAGO DATUM) AND LYING BELOW AN ELEVATION OF 309.50 FEET (CITY OF CHICAGO DATUM), AND

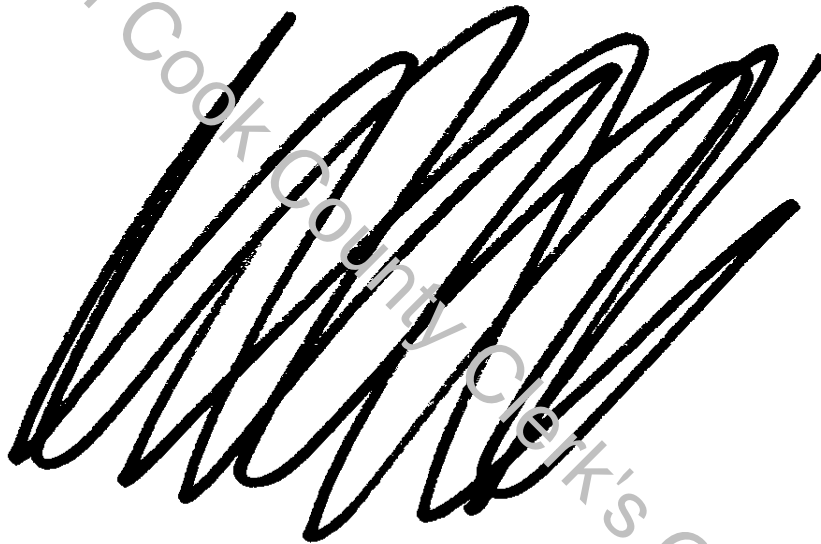
UNITS 902, 1707, 1711, 2701, 2708, P-332, P-336, P-337, P-340, P-358, P-361, P-403, P-433, P-444, P-515, P-517, P-518, P-524, P-534, P-535, P-539, P-541, P-542, P-601, P-613, P-614, P-615, P-616, P-618, P-619, P-620, P-621, P-622, P-623, P-624, P-625, P-629, P-630, P-633, P-634, P-635, P-636, P-637, P-641, P-642, P-643, P-644, AS DELINEATED IN THE SURVEY ATTACHED HERETO AS EXHIBIT B, IN LOTS 22 THROUGH 28 BOTH INCLUSIVE IN BLOCK 16 HERRINGTON'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL  $\frac{1}{4}$  OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT A-4

### ADDITIONAL PROPERTY

UNITS P-438 and P-612 AS DELINEATED ON THE SURVEY ATTACHED HERETO AS EXHIBIT B, IN LOTS 22 THROUGH 28 BOTH INCLUSIVE IN BLOCK 16 HERRINGTON'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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## EXHIBIT C

### UNIT % OWNERSHIP

Unit Number	Percentage Ownership
400	0.2117007117%
401	0.2920086740%
402	0.2897778973%
403	0.2563162463%
405	0.2786240136%
407	0.2607777998%
409	0.3053933344%
500	0.2150468768%
501	0.2953548391%
502	0.2931240624%
503	0.2596624114%
505	0.2819701787%
507	0.2641239649%
509	0.3087394995%
600	0.2183930419%
601	0.2987010042%
602	0.2964702275%
603	0.2630085765%
605	0.2853163438%
607	0.2674701300%
609	0.3120856646%
701	0.2797394020%
702	0.2830855671%
703	0.4292014429%
704	0.4526245986%
705	0.2998163926%
707	0.2752778485%
708	0.3187779948%
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710	0.4080090640%
711	0.2507393045%
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1002	0.2697009067%
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1010	0.3544704225%
1011	0.2485085278%
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P-651	0.0669233019%
P-652	0.0557694183%
TOTAL	100.0000%

Property of Cook County Clerk's Office

A large, thick, black scribble consisting of several overlapping, curved lines that completely obscures the text 'Property of Cook County Clerk's Office' in the background.

**UNOFFICIAL COPY**

# **EXHIBIT**

27 Pgs

2EX

29

166

## **ATTACHED TO**



## **DOCUMENT**

## **SEE PLAT INDEX**

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